

From: [Sally Ross](#)
To: ["tylockhart1@gmail.com"](mailto:tylockhart1@gmail.com)
Cc: [Alan Goldich](#); [Kristy Winser](#)
Subject: RE: Public Comment 1-Quealy PUD amendment (PL20220101)
Date: Wednesday, January 4, 2023 11:46:00 AM
Attachments: [image001.png](#)

Hi Ty,

We did some digging and it appears that there is a mistake on our GIS page regarding the zoning designation of the Quealy Cabins property. Board minutes reflect a decision made in 2004 that show approval of a request to change the AF zoning of the property to OR (Outdoor Recreation). So, the AF zoning is no longer an issue. We will certainly document your concern regarding the impact and use of the property, however, and will also rectify the fact that there is no Resolution from the 2004 re-zone decision so that it is cleaned-up in our records and on our external sites.

Thank you again Ty, and please feel free to call me with any questions,

Sally Ross

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From: Sally Ross
Sent: Wednesday, January 4, 2023 10:10 AM
To: 'tylockhart1@gmail.com' <tylockhart1@gmail.com>
Cc: Alan Goldich <agoldich@co.routt.co.us>; Kristy Winser <kwinser@co.routt.co.us>
Subject: Public Comment 1-Quealy PUD amendment (PL20220101)

Hi Ty,

Thank you for the phone call and conversation regarding the Quealy Cabin parcel and the request for an amendment to the existing PUD. The applicant is requesting a change in the existing permit to allow a commercial snowmobile operation to move its business operations and equipment staging from the west side of CR 129 to the Quealy Cabin parcel located on the east side of CR 129.

Here is a re-cap of our conversation, as I understand it. Please feel free to respond with any corrections or additional concerns:

As a neighboring landowner (parcel 234200005), you received notification about this request. Per our conversation, you are concerned that the current zoning and use of the proposed business relocation is not compatible, and that it will be difficult to enforce restrictions limiting snowmobile usage to designated trails. The Quealy Cabin parcel is zoned Agriculture and Forestry. The Quealy Cabin – which holds historical meaning in the area – is located on the parcel and the remainder of the parcel is forested with some foot trails for recreational access. As a result the visual and cultural values of the Quealy Cabin and the greater elements of the parcel may be diminished. This concern is furthered by your understanding that Colorado Parks and Wildlife purchased this property with an agreement in place to maintain the property “as is.” By allowing a commercial business operation and expanding motorized use, CPW is not maintaining the intended use or zoning of the property.

Thank you Ty,

Sally Ross

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